

**NO TRANSFER
TAX PAID**

Doc # 2004011047
Book 7911 Page 0045

10-10

WARRANTY DEED

KNOW ALL BY THESE PRESENTS That We, **CHARLES E. HELLWEGE** and **MILDRED R. HELLWEGE**, and **BONNIE G. HELLWEGE**, of Waterville, in the County of Kennebec and the State of Maine

For consideration paid,

Grant an eighty-three (83%) percent interest to **MILDRED R. HELLWEGE** and a seventeen (17%) percent interest to **BONNIE G. HELLWEGE**, as tenants in common, their heirs and assigns, whose mailing address is: 310 Trafton Road, Waterville ME 04901

With **WARRANTY COVENANTS**:

Certain lots or parcels of land situated in **WATERVILLE**, in the County of Kennebec and the State of Maine, bounded and described as follows, to wit:

PARCEL #1

Commencing at an iron pin on the southerly side, of the Trafton Road, so-called, at the southeasterly corner at a parcel of land conveyed by E. Preston Estabrook and Gladys C. Estabrook to Ernest W. Mayberry and Josephine Mayberry by warranty deed dated September 21, 1973 and recorded in the Kennebec Registry of Deeds in Book 1689 at Page 1 and thence south 26 degrees and 30 minutes east a distance of 175 ft. more or less, along the right of way on the Trafton Road to an iron pin and thence south 50 degrees 30 minutes west a distance of 400 ft., more or less, to an iron pin and thence north 26 degrees 30 minutes west a distance of 175 ft., more or less, to an iron pin said iron pin marking the southwesterly corner of the parcel aforementioned conveyed by Estabrook to Mayberry and thence north 50 degrees 30 minutes east a distance of 400 ft., more or less, to an iron pin, said iron pin being the point of beginning

PARCEL #2

Beginning at a point which is the Southeasterly corner of the within Grantees' land, such land being designated as Lot 1-C on the City of Waterville Tax Map, dated April, 1986, Map 10, which point is 400 feet more or less from the Southerly line of Trafton Road, Waterville, Maine; thence continuing along a line, which is the extension of said Grantees' Easterly line of said Lot 1-C, in a Southerly direction, a distance of 200 feet to a point in the ground; thence turning and running Westerly along a line which is parallel with the Southerly boundary line of said Lot 1-C, a distance of 275 feet to a point in the ground; thence turning and running in a Northerly direction, bounding Westerly along land now or formerly of Trafton Properties a distance of 200 feet, the last mentioned line being parallel to the Easterly boundary line of the parcel herein conveyed, to a point in the Southerly boundary line of Lot 1-B, which lot is designated on the City of Waterville Tax Map, dated April, 1986, Map 10; thence turning and running in an Easterly direction bounding Northerly in part on said Lot 1-B and in part on said Lot 1-C, a distance of 275 feet to the point and place of beginning.

Bonnie Kovletsis 3
222 MAIN ST.
WATERVILLE ME
04901

The parcel herein conveyed is subject to all the restrictions, limitations and conditions set forth as Ordinance No. 1 redrafted as amended on January 6 and January 20, 1987 by the City of Waterville and which is recorded in the City of Waterville Council Minutes, which shall run with the land.

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PARCEL #3

Beginning at a point on the southerly side of the Trafton Road, so-called, at an iron pin marking the northeast corner of a lot conveyed December 2, 1975 by Ernest W. Mayberry, et ux, to Walter E. Young, Jr. and Kathleen F. Young and Carleton P. Michaud and Joanne Michaud (Book 1871 P. 52); thence S 26° 30' E along the southerly side of said Trafton Road twenty-five (25) feet to an iron pin marking the northwesterly corner of land of the herein grantors; thence S 50° 30' W along the westerly boundary of the herein grantors four hundred (400) feet to an iron pin; thence N 26° 30' W twenty-five (25) feet to an iron pin at the southeasterly corner of land conveyed to Walter E. Young, Jr. and Kathleen F. Young and Carleton P. Michaud and Joanne Michaud; thence N 50° 30' along the easterly boundary of said lot conveyed to said Youngs and Michauds four hundred (400) feet to the point of beginning.

Subject, however, to the restrictions contained in said deed from Esterbrook to Mayberry dated September 1, 1973 and recorded in said Registry Book 1689, Page 1.

Meaning and intending to convey the same premises described in a warranty deed from Carleton P. Michaud and Joanne Michaud to Charles E. Hellwege and Mildred R. Hellwege dated November 16, 1999 and recorded November 18, 1999 in Kennebec Registry of Deeds Book 6101 Page 231.

Reference is made to the warranty deed from Charles E. Hellwege and Mildred R. Hellwege to Charles E. Hellwege (41.5%) and Mildred R. Hellwege (41.5%) and Bonnie G. Hellwege (17%), dated November 5, 2003 and recorded November 6, 2003 in Kennebec Registry of Deeds Book 7721 Page 185.

WITNESS my hand and seal this March 17 day of 2004.

Bonnie L. Koultsis
Witness

Charles E. Hellwege
Charles E. Hellwege

Bonnie L. Koultsis
Witness

Mildred R. Hellwege
Mildred R. Hellwege

Bonnie L. Koultsis
Witness


Bonnie G. Hellwege
Bonnie G. Hellwege

STATE OF MAINE, Kennebec, ss.

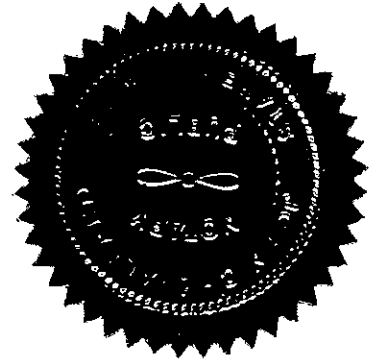
March 17, 2004

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Then personally appeared the above named CHARLES E. HELLWEGE,
MILDRED R. HELLWEGE and BONNIE G. HELLWEGE and acknowledged the
foregoing instrument to be their free act and deed. Before me,


John Chevallard, Notary Public

JOHN CHEVALLARD
Notary Public • Maine
My Commission Expires September 07, 2008



Received Kennebec SS.
04/22/2004 9:29AM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS